

Staff Summary Report



Development Review Commission Date: 06/26/07

Agenda Item Number: 2

SUBJECT: Hold a public meeting for a Development Plan Review for RUBY TUESDAY at TEMPE MARKETPLACE PAD E located at 27 South McClintock Drive.

DOCUMENT NAME: DRCr_RUBYTUESDAY_062607 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

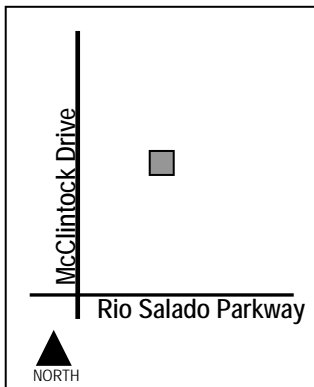
COMMENTS: Request for RUBY TUESDAY (**PL070205**): (Fred Bueler III, Vestar, property owner; Judy Langford, Carter & Burgess, Inc., applicant) for a +/- 4,770 sq. ft. restaurant on +/- 1.97 acres, located at 27 South McClintock Drive in the RCC, Regional Commercial Center District. The request includes the following:

DPR07111 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1-14)

ADDITIONAL INFO:



Gross/Net site area	1.67 acres
Building area	4,770 s.f. plus 368 s.f. patio
Lot Coverage	7.1% of pad
Building Height	18.5 ft (75 ft maximum allowed)
Building setbacks	0' all setbacks for internal pads within development
Landscape Area	+15% of pad
Vehicle Parking	112 spaces (shared as part of larger development)
Bicycle Parking	11 spaces required

A neighborhood meeting is not required with this application.

The freestanding pad building is located within the Tempe Marketplace development. The design is consistent with the Marketplace design guidelines and Planned Area Development Standards. Staff recommends approval of this request.

ATTACHMENTS:

1. List of Attachments
 2. Comments / Project Analysis / Reasons for Approval
 - 3-5. Conditions of Approval
 4. History & Facts / Zoning & Development Code Reference
-
- A. Location Map
 - B. Aerial
 - C. Letter of Explanation/Intent
 - D. Title Sheet
 - E. Site Plan
 - F. Building Floor Plan
 - G. Building Elevations (2 pages)
 - H. Building Sections (2 pages)
 - I. Landscape Plan
 - J. Grading Drainage
 - K. Rendered Elevations (11 x 17 color)

COMMENTS:

On June 23, 2004, City Council approved a zoning map amendment, a Preliminary Planned Area Development (PAD) for Tempe Marketplace, and a Final Planned Area Development for Phase 1 all on approximately 148 net acres located at the northeast corner of McClintock Drive and Rio Salado Parkway. Approximately 128 acres was rezoned from AG, Agricultural, I-2, General Industrial, and I-3, Heavy Industrial to RCC, Regional Commercial Center and is being developed as a retail site (Phase 1) and approximately 20 acres remained zoned I-2 and I-3 to be developed as a Business Park site (Phase 2). The proposed use of the retail site is an open air regional retail mall consisting of approximately ninety-five national retailers, anchored by twenty-two major tenants with over 1.3 million square feet of retail, restaurant and entertainment space. The overall required parking for the site is 5,907 spaces (per the parking study), there are 5,986 spaces provided. The 15 pad sites were included in the original overall parking for the site. A comprehensive sign package was previously approved for the entire site. Individual pad sites are being processed as tenant space is secured. The applicant is requesting approval for a Development Plan Review for **Pad E** within the regional commercial lifestyle center. The proposed pad would consist of a one-story restaurant building with retention and surface parking shared within the larger development. The building is 4,770 square feet on 1.67 acres.

PROJECT ANALYSIS:

The architecture of the building is contemporary commercial, the building is finished with a combination of stucco, stacked stone and storefront glazing. The stucco finish uses *Roadside* (SW#2195) as a main building color, *Golden Gate* (SW#22001) is used as an accent band at the roof edge. The metal coping is painted *Ebony King* (BM2132-20) and the standing seam metal canopy awnings are aluminum. The wainscot is *Castaway* by Eldorado Stackstone, a faux stone finish product.

The landscape design of the site uses Desert Museum Palo Verde (36" box), Ironwood (60" box) and Chilean Mesquite (24" box) and Texas Mountain Laurent (40 gallon) trees, and a variety of low-water use shrubs that combine to provide year-round color to the site. The groundcover is proposed to be Table Mesa Brown decomposed granite.

Property Owner Vestar has approved the proposed colors and materials for this project. Staff recommends approval of this proposal.

REASONS FOR APPROVAL:

1. The project is within the RCC, Regional Commercial Center Zoning District and conforms to the standards set forth within the Zoning and Development Code.
2. The proposed design is in conformance with the Tempe Marketplace design guidelines and implements the approved Planned Area Development for this site.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A DESIGN CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THE BULLET ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 26, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated May 16, 2007. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
 - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
 - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
 - Provide photometric data and cut sheets as part of the plan check set of drawings.

SITE PLAN:

2. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 3. Provide a minimum of 11 bicycle parking spaces and distribute bike parking areas nearest to entrance. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Parking provided through shared parking shall conform to accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.

- Show location of refuse and fire hydrant for Pad A on the site plan

FLOOR PLANS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.

BUILDING ELEVATIONS:

4. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
 5. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 6. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
 7. Locate the electrical service entrance section (S.E.S.) inside the building.
 8. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
 - Identify sign area and address location on elevations.

LIGHTING:

9. Follow requirements of Zoning and Development Code Part 4, Chapter 8
 10. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

LANDSCAPE:

11. Irrigation notes:
 - a. Enclose backflow prevention device in a lockable, pre-manufactured cage.

- b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
- c. Locate valve controller in a vandal resistant housing.
- d. Hardwire power source to controller (no receptacle).
- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

- 12. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
- 13. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

SIGNAGE:

- 14. Provide address signs on all four building elevations, horizontally near the left end of each elevation, except on the front facing elevation, which may be located above the main entrance. Match the height of all four address signs.
 - a. Conform to the following guidelines for building address signs:
 - 1) Compose address signs of 12" high, individual mount, metal reverse pan channel characters, except on the west (front) face, which may be vinyl cut letters on glazing above door.
 - 2) Halo-illuminate each address from dusk to dawn.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - 5) Provide minimum 50 percent contrast between address and the background to which it is attached.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to chapter 9 of the Zoning and Development Code.

HISTORY & FACTS:

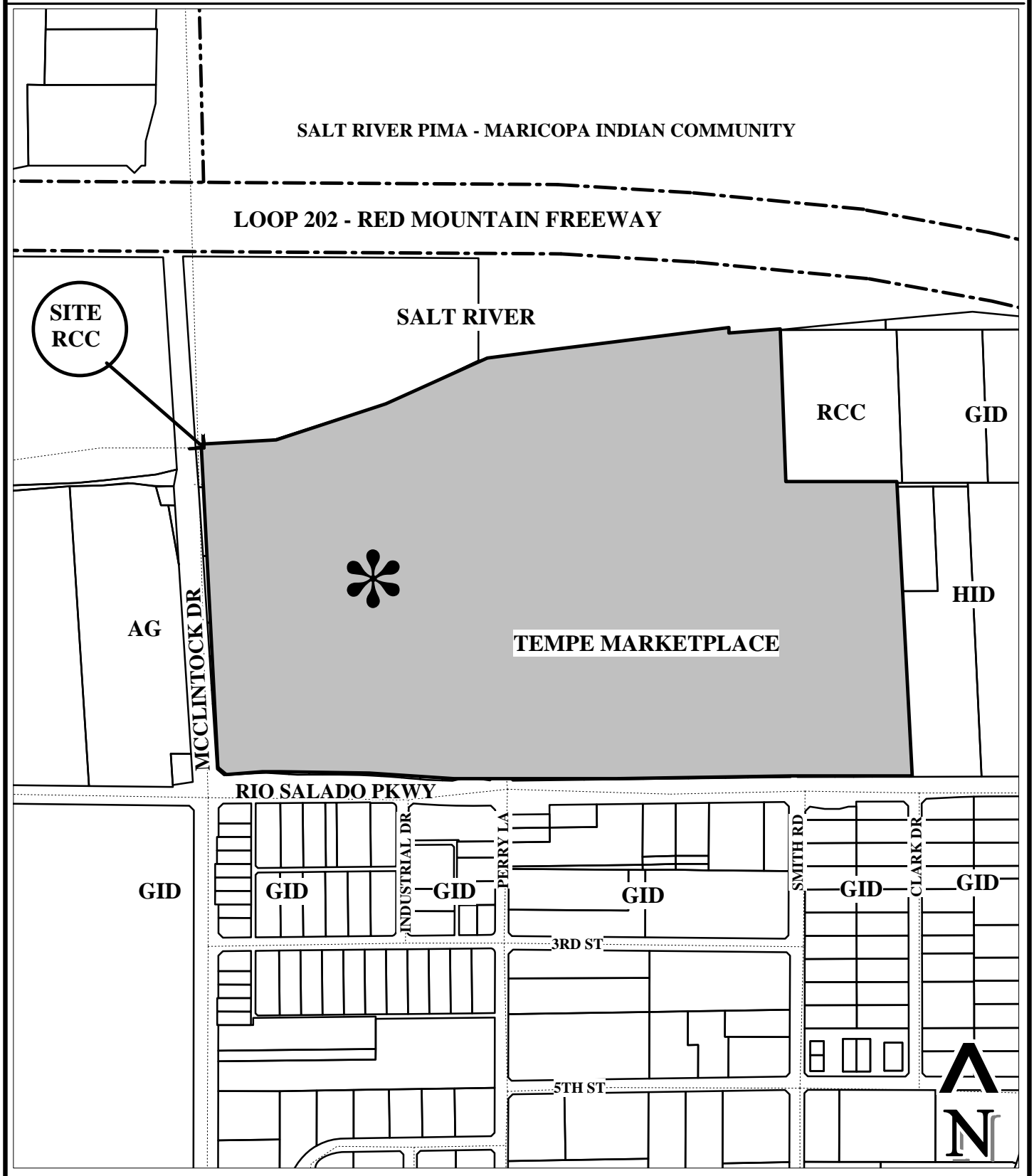
June 15, 2004	Redevelopment Review Commission approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, including site plan, landscape plan, building elevations and sign package consisting of 862,366 s.f. on 128.2 net acres, including three use permits and two variances, with changes to condition #2a, to extend timeframe from 6 months to 18 months for right-of-way dedication; and to continue the sign package. Approved conditions #1–#83 and continuing conditions #84–#96 with the sign package. (6-0 vote)
June 23, 2004	City Council approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, consisting of 862,366 s.f. on 128.2 net acres.
February 21, 2006	Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06002 / SPD-2006.18)
March 7, 2006	Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06006 / SPD-2006.21) (6-0 vote)
March 7, 2006	Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102) (6-0 vote)
March 23, 2006	City Council approved the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102)
April 6, 2006	City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.21)
April 6, 2006	City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.18)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

RUBY TUESDAY

PL070205



Location Map

202 Red Mountain Freeway

McClintock Dr.

Rio Salado Pkwy



Letter of Explanation

Ruby Tuesday

**Rio Salada Parkway west of Loop 101
Tempe, Arizona 85281**

This application requests Development Review Approval for an approximate 1.67-acre site located at the on Rio Salada Parkway west of Loop 101. Ruby Tuesday Restaurants & Vestar Development Company proposes to develop this site with a freestanding 4,770 square-foot neighborhood restaurant. The existing site is currently zoned RCC, Regional Commercial Center. This application proposes the construction of a Ruby Tuesday located at Pad E which is northeast of the intersection of Rio Salada and McClinton Drive.

The proposed Ruby Tuesday site is careful to provide convenient customer parking, street recognition and access to the building. Elements that are a necessity in the operation of this type of business are adequately screened and placed with consideration of their visual impact for both the pedestrian, vehicular customer and passer by. The pedestrian walkways are linked to the existing sidewalks and are designed to integrate comfortably around the accessible site perimeter.

The parking areas defined in the site plan provide safe, well lighted and pleasant pedestrian access from the car to the proposed store. The site will allow for variations at the pedestrian level by incorporating access to benches and the use of variety of landscaping, surface textures and materials.

The site has been designed to compliment the intersection and provide safe and efficient circulation for vehicular traffic both into and out of the site. The loading/unloading area, trash receptacle and "To Go" parking are best positioned on the site based on accessibility by delivery trucks, patrons and refuse removal vehicles. These elements have been carefully placed and are fully screened from the public right-of way where applicable.

The exterior facades of the building incorporate a variety of features recommended by the City of Tempe Design Guidelines and the District Tenant Design Guidelines. The building includes varied heights of roof lines, variations in the overall massing, building shapes, color and material selection and major features which relate to the overall development.

Care has been taken to ensure all rooftop mechanical equipment is completely screen by parapet walls following City of Tempe's "flat plane screening rule" and

all ground mounted equipment has been completely screened by screen walls to match the building. To keep the distinctive look of the center, the use of sand finished stucco and stone veneer wainscot has been incorporated into the building exterior.

The entry elements of the building include a raised and covered canopy which is supported by freestanding columns. This entry feature provides protection from the elements and creates compatible architectural aspects for the entry of the building. The exterior walls of the building are broken up with the use of painted EIFS and a stone veneer wainscot as well as a patio with custom railing to integrate the development intent and overall appeal.

The site and the building are well lighted for both safety and architectural effect. The parking area is lighted from pole fixtures and the building and sidewalk areas are lit by wall mounted exterior sconce lighting. This lighting is located at various locations around the building. Additionally, the underside of the entry canopy is lighted by the use of recessed lighting fixture mounted in the soffit of this element.

A host of low water use desert landscaping is proposed. All plant material choices will generally comply the City of Tempe Landscape Design Guidelines and The Arizona Department of Water Resources guidelines to provide a combination of trees, shrubs and ground cover that will greatly enhance the aesthetics of the site and the surrounding area.

The proposed Ruby Tuesday is consistent with the goals and intentions of the current and anticipated development in this portion of The City of Tempe. In general, we believe that the development, the City and patrons will benefit from both the proposed use and the architectural manner in which it is proposed to be developed.

Sincerely,

Judy E. Langford - Applicant
Project Manager
Carter & Burgess, Inc.
214.920.8356



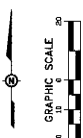
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19172012
DRAWING NAME
CONCEPT
2 OF 3

27 S MCCLINTOCK DRIVE
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RUBY TUESDAY
TEMPE, ARIZONA

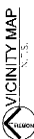
DATE: 06/01/2007
CHECKED BY: BHM
DESIGNED BY: DLS
SCALE (X) NONE
SCALE (H) 1"=20'

Kimley-Horn
and Associates, Inc.
1875 North 18th Street, Suite 200
Phoenix, Arizona 85006 (602) 944-5500

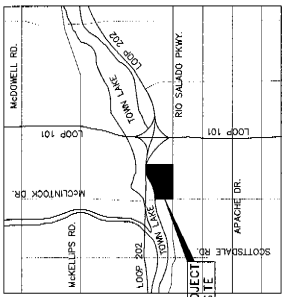
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DATE: 6/27/07
PROJECT NO. 19172012
DRAWING NAME CONCEPT



602-263-1000
FAX 602-263-1001
WWW.KIMLEY-HORN.COM



VICINITY MAP



- LEGEND
- PROPERTY LINE
 - EASEMENT
 - PROPOSED ACCESSIBLE PARKING SPACE
 - PROPOSED ADA SIGN
 - PARKING COUNT
 - SIDEWALK
 - LANDSCAPING

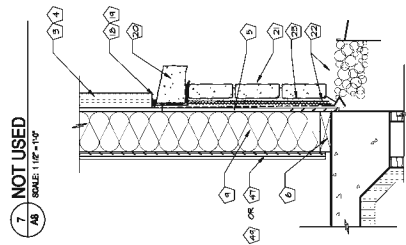
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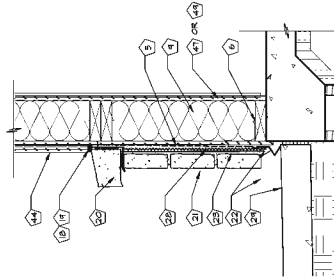
KEYNOTES

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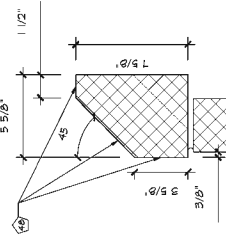


8 TYP. EIFS COPING DETAIL

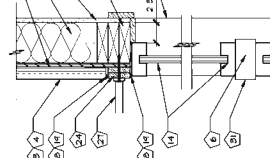


9 EIFS COPING DETAIL AT 'FAUX WINDOW'

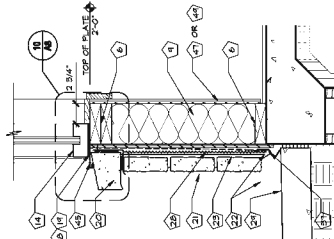
RT SILL BLOCK PROFILE



4 HEAD DETAIL

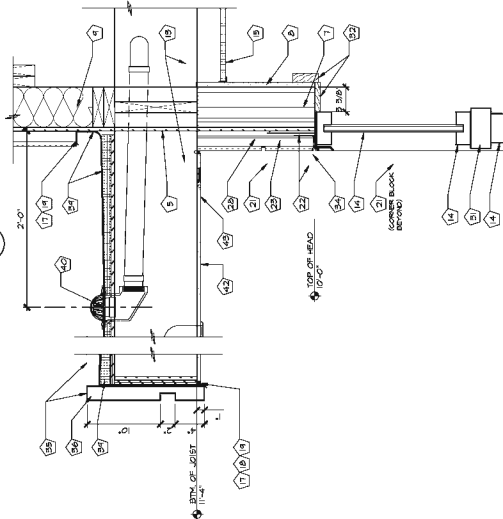


5 JAMB DETAIL

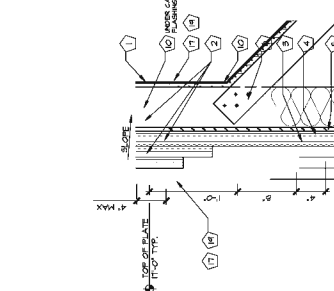


6 TYP. SILL DETAIL

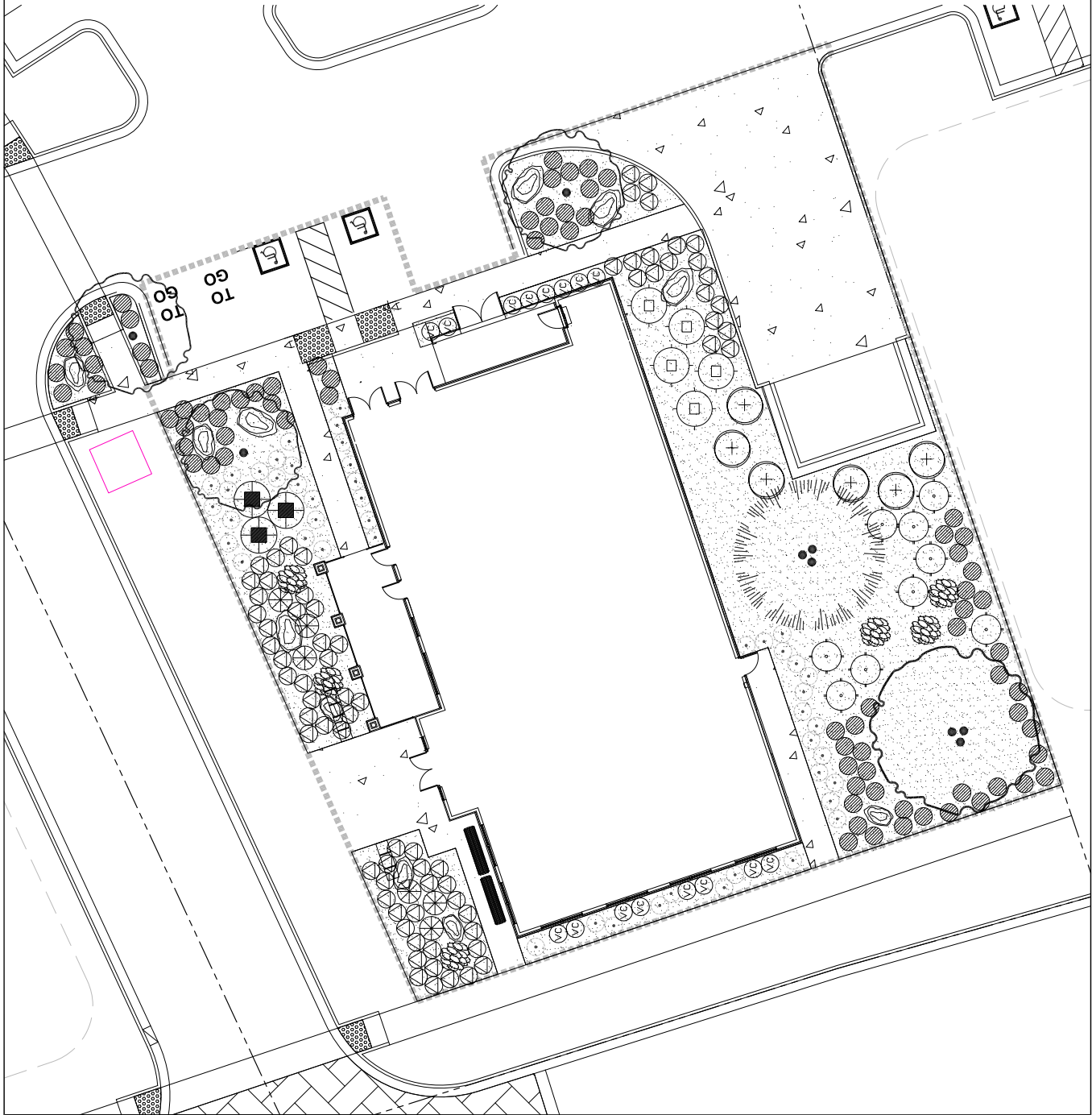
1 PARAPET CAP AT TOWER DETAIL



2 HEAD DETAIL

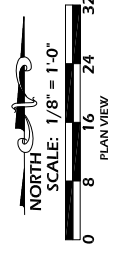


3 PARAPET CAP TYP. DETAIL

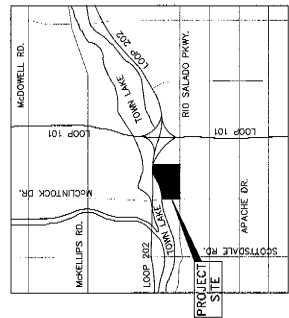


KEYNOTES

PLANT LIST			
SYMBOL	NAME	SIZE	QUANTITY
TREES			
	Cercidium hybrid	36" Box	(3)
	Desert Museum Palo Verde	2" Caliper	
	Quercus tesota	60" Box	(1)
	Ironwood	Desert Salvaged Specimen	
	Prosopis chilensis	24" Box	(1)
	Chilean Mesquite	1.5" Caliper	
	Sophora secundiflora	40 Gal Tub	(6)
	Texas Mountain Laurel	2" Caliper	
SHRUBS			
	Agave weberi	15 Gallon	(3)
	Weber's Agave		
	Caesalpinia gilliesii	5 Gallon	(9)
	Yellow Bird of Paradise		
	Caesalpinia mexicana	5 Gallon	(5)
	Red Bird of Paradise		
	Dasylirion wheeleri	5 Gallon	(6)
	Desert Spoon; Sotol		
	Lantana camara	1 Gallon	(73)
	Golden Mound Lantana		
	Lantana montevidensis	1 Gallon	(80)
	Lavender Lantana		
	Muhlenbergia capillaris	1 Gallon	(48)
	Pink Muhly Grass		
	Opuntia santa-rita	15 Gallon	(6)
	Purple Prickly Pear		
	Yucca elata	15 Gallon	(16)
	Arizona Rosewood		
*Arizona Rosewoods are purposely planted closer than usual to create a hedge and should be pruned as a hedge.			
Rocks & Gravel			
	Large Rocks	2'H x 3-4'L	(10)
	Decomposed Granite	1/2" (46 Tons)	
	Table Mesa Brown	2" min thick in all landscaped areas	



**Kimley-Horn
and Associates, Inc.**
2006 KIMLEY-HORN AND ASSOCIATES, INC.
7878 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

[illegible]

LEGEND

- PROPOSED ELEVATION
- - - EXISTING ELEVATION
- PROPOSED STORM DRAIN
- - - EXISTING STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- - - EXISTING STORM DRAIN MANHOLE
- SIDEWALK
- PROPOSED ELEVATION
- - - EXISTING ELEVATION

DRAINAGE NOTE

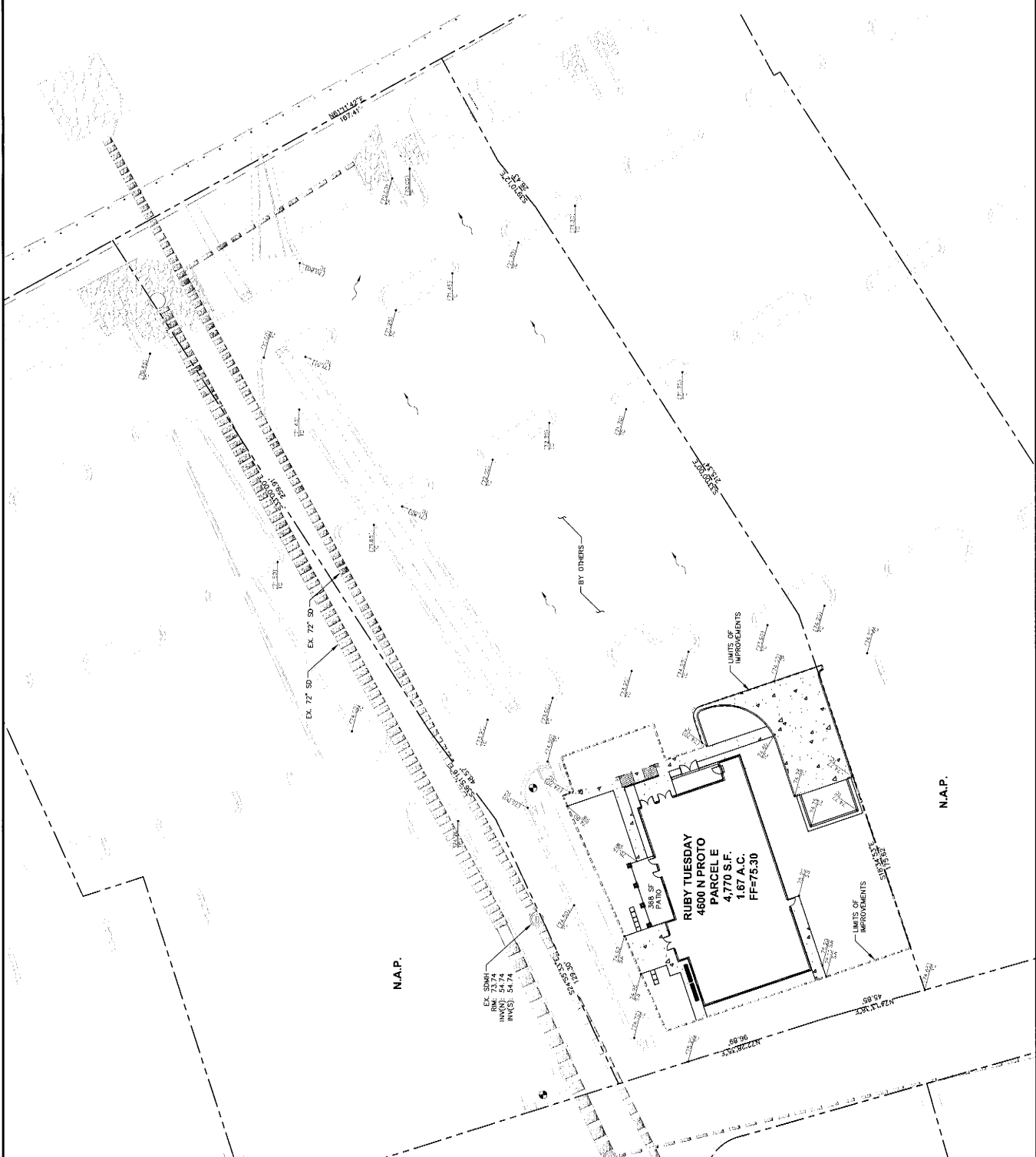
PRELIMINARY

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 Graphic-Arm
INC. Associates, Inc.

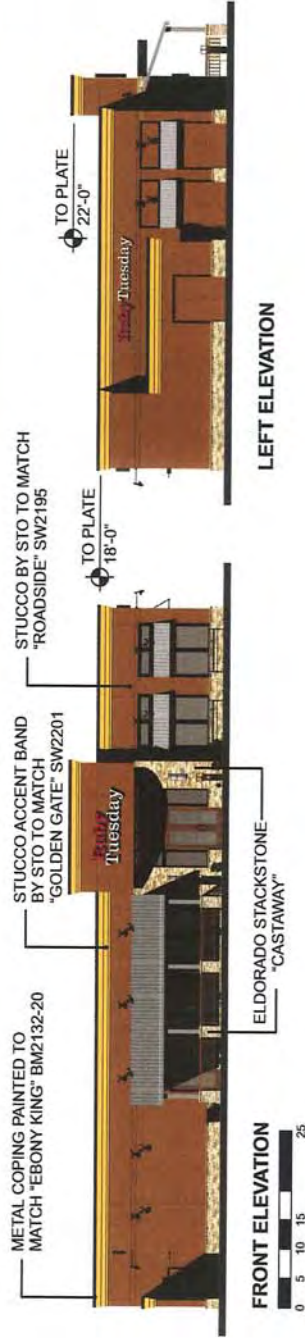
ENGINEER BRENT MUTH
P.E. NO. 59839 DATE 6/01/07

602-263-1100
1-800-STAKE-IT
(Outside Washington State)



U.S. CIVIL 18112012\CAD\2001250.dwg Jun 01, 2007 dan.sketchon
 THIS DOCUMENT, TOGETHER WITH THE COMMENTS AND DETAILS IDENTIFIED HEREIN, AS AN INSTRUMENT
 OF AND IN FURTHER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND AVOIDANCE

Ruby Tuesday



FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

Ruby Tuesday 4600N
Tempe, AZ 5/02/2007